

MRE
RECEIVED

NOV 10 1981

MARYLAND HISTORICAL
TRUST

MARYLAND HISTORICAL TRUST

BALTIMORE COUNTY LANDMARKS PRESERVATION COMMISSION

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC MANRO'S TAVERN

AND/OR COMMON

Hause-Phillips House

2 LOCATION

STREET & NUMBER 1810 Frederick Road

CITY, TOWN

Catonsville

VICINITY OF

6th

CONGRESSIONAL DISTRICT

1st Councilmanic District

STATE

Maryland

COUNTY

Baltimore County

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☒ YES RESTRICTED☐ YES UNRESTRICTED☐ NO

PRESENT USE

☐ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER

4 OWNER OF PROPERTY

NAME Ms. Jacqueline B. Phillips

Telephone #: Unlisted

STREET & NUMBER

1810 Frederick Road

CITY, TOWN

Catonsville

VICINITY OF

STATE, zip code

Maryland 21228

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

County Courts Building

Liber #: EHK, JR. 5722

Folio #: 871

STREET & NUMBER

401 Bosley Avenue

CITY, TOWN

Towson

STATE

Maryland 21204

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

None prior

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Hause-Phillips house is a small, two-story, stone, hip-roofed dwelling in vernacular style. The house is three bays wide. The central entrance pavilion is built of frame, two stories high, and covered with rustic brown wood shingles or shakes. This pavilion is recalled as having been added during the ownership of the Helfrich family; Mrs. Helfrich supposedly found the house with a recessed entrance, and her repairs resulted in a projecting bay. This wooden segment of an otherwise stone house may reflect the crack in the front that was mentioned by a witness in a lawsuit of 1881. (1)

The first-story windows facing the road are practically floor-to-ceiling types with 15 glass panes. The main door is paneled, set in a white fluted door frame. The second story of the pavilion contains twin sash windows. The stone part of the house contains 6-over-6 sash windows at second-story level. The ends of the house are only one bay deep, although there is enough volume for three bays of fenestration.

The fieldstones used in the walls are remarkably large and the present owner had them repointed with a rough technique. This house is one of the few—or possibly only—domestic structures in this county with a cornerstone. The stone is on the right side (east) of the house and seems to read "J I H 11804."

At each end of the house are rectangular brick inside-end chimneys. There are no rain gutters, but the hip roofing of the main block has sufficient overhang and soffit to shed the water.

In the 1930s, a one-story, gable-roofed, rear wing was added in frame construction, covered with cedar shakes. The style is vernacular or functional.

Inside, there is no original detailing left. Extensive renovations made in the 1930s and 1940s resulted in rooms lined with knotty pine paneling in the style then popular.

The upper part of the stone garden wall in front of the house is relatively recent, having been added by Ms. Phillips after a car struck a picket fence. The lower part of the wall once supported the picket fence and is of much older vintage.

1. Judicial Records, JWS 104:232.

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input checked="" type="checkbox"/> TRANSPORTATION	
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1804-1815

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

Catonsville traditions have described the Hause-Phillips house as a cooper shop, but recent research suggests that it was first a roadside inn called Manro's Tavern. Catonsville was little developed until 1810 when Charles Carroll of Carrollton and other owners of the Baltimore Iron Works Company decided to liquidate the company's timber reserves. The tax list of 1804 showed no improvements at all on this vast property, although 1804 is the very date found on the cornerstone of this little stone building. (1) The wooded parcels were sold as numbered blocks, and in 1976 Ed H. Parkison published a plat of the old lot numbers superimposed on the present street plan of Catonsville. The present Phillips house is shown by this plat to stand on the colonial survey called "Land of Goshen," just across the Frederick Road from Lot No. 64 and a short distance west of Lot 63. (2)

The surviving house traces back to a 46-acre lot that can easily be followed through the deed books to December 14, 1811, when Charles Carroll of Carrollton, Nicholas Carroll, Daniel Carroll of Duddington and other persons—the stockholders of the defunct ironworks—sold the 46 acres of Goshen to Jonathan Manro for \$1,610. (3) The west boundary was Pierpoints Run, a stream that is nameless on current U.S.G.S. 7.5-minute quad maps (Ellicott City).

As early as August 1815, a deed for nearby property sold to Benjamin May mentioned that it was "near Manro's Tavern." (4)

The 1818 Assessor's Field Book of the First District showed:

Jonathan Manro		
46 acres on Ft Road, Tavern Lot		
at \$10 per		\$460
One other Lot on Road)	
No. 63	81 at \$4 pr) 528
One Lot near Union Factory 51)		
Improvements on the first lot		600
On the last		200 (5)

CONTINUE ON SEPARATE SHEET IF NECESSARY

(continued)

In 1826, Jonathan Manro deeded an interest in the 46-acre and 81-acre lots to Duncan Turnbull, "with the tavern house." (6) In May 1828, Manro and Turnbull mortgaged both properties to Thomas Tenant. (7) In 1829, when default of mortgage took place, Tenant had his attorney, John Pendleton Kennedy, bring action against the owners and, acting as trustee, Kennedy advertised the property in the Baltimore American of September 28, 1829:

Valuable Property Land of Goshen 46 acres more or less heretofore on or about the 14th day of December 1811 conveyed to Jonathan Manro together with the tavern house and all the improvements thereon also lot number sixty three the said lots or parcels of ground above described are situated on the Frederick town turnpike Road between the seventh and eighth milestones contiguous to each other and comprehend that valuable stone tavern with the appurtenances at present in the occupation of Abraham De Grofft The tract of eighty one acres is immediately opposite the tavern and is covered with excellent timber. (8)

Thomas Tenant was the highest bidder paying \$3200 for the 46-acre lot and \$29 per acre for the undeveloped Lot 63. (9)

In 1834, Thomas Tenant and wife, Mary Tenant, sold the property to Peter Hause of Baltimore City "together with the tavern house ... thereon ... at present in the possession of Abraham Dogrofft as tenant holding by a lease from year to year." (10)

Peter Hause had been a Catonsville landowner since at least 1818. (11) He was shown on Sidney's 1850 map as the owner of houses on either side of Frederick Road and of a sawmill south of the road, west of present Maple Avenue. The 1857 county map by Robert Taylor showed this site as Spring Mill and newspaper ads of the 1870s prove that it was a large gristmill. (12) Some modern deeds prove that Maple Avenue was called both Mill Lane and Mill Avenue. (13) The road to Hause's mill was the dividing line between Lots 63 and 64, with the mill on Lot 64. In 1857, Peter Hause and his son, Benjamin F. Hause, sold the mill to Daniel Vondersmith. In 1888, it was acquired by the Catonsville Water Company. (14)

Peter Hause's connection with milling makes it possible to believe that the present Phillips house served as a cooperage or barrel-making shop. It was merely labeled "house" in an 1859 turnpike plat. (15)

In November 1861, when the building now known as the "Candlelight Lodge" was sold by the last owner of the May family, the deed stated that it was "near what was formerly known as Manros Tavern." (16)

Peter Hause died in 1858 and the property remained largely intact until an interfamily lawsuit of 1881. The land north of Frederick Road was labeled "Oak Grove" in the 1877 atlas and, by that time, a large dwelling, still known as Oak Grove, the present Carbo House, was in existence and stood on the slope to the west of the former tavern. Testimony taken in a suit filed in 1881 suggests that the present

Phillips house had by then become the tenant house, overshadowed by Oak Grove. John M. Walker testified that:

the improvements are a substantial two story stone house, a barn, and a tenant house. The house would need some repairs, the barn would need more repairs, and the tenant house would have to be almost renovated or renewed

Milton Amos, a witness, who had once lived there and had charge of the property, testified and mentioned:

.... the barn which is pretty shaky and a tenant house which has six rooms in it is cracked in front and needs a good deal of repairing (17)

The trustees appointed in the case were Arthur W. Machen and Alex. B. Larned. They advertised the property in the Sun and in the Argus before the auction held on October 26, 1885:

TRUSTEES SALE
OF
VALUABLE ESTATE ON THE
FREDERICK TURNPIKE

By virtue of a decree of the Circuit Court for Baltimore county, the undersigned Trustees will sell by public auction THE FARM ON WHICH THE LATE PETER HAUSE FORMERLY RESIDED, lying about half a mile west of the village of Catonsville, and about seven miles from the city of Baltimore, near the western terminus of the Catonsville Horse Railway. It contains 62½ acres, more or less, and is improved by a comfortable stone two-story dwelling, Tenant House, Barn, &c. The tract is well watered and contains about ten acres of Woodland. (18)

Samuel D. Helfrich bought the entire property and that family remained in possession until 1949. (19) The 1911 tax ledger showed Samuel D. Helfrich with: two houses, one worth \$3500, the other \$1000. (20) The less valuable house was called "House at Gate" in 1911. In 1918, the property here was put in the name of Mrs. Katie Goll Helfrich, and the 1918 tax ledger showed her with:

11 2/100 Acres N. side Frederick Road near	
Dutton Ave. @ \$275 per Acre	\$3300
Dwelling 12 X 30 two and a half story	3254
30 X 32	
Barn 18 X 36	295
Dwelling 24 X 30 two story	1440. (21)

The former tavern can be consistently followed through 20th Century tax records as "House #2" until 1949 when Mrs. Helfrich sold it. "House #1" or Oak Grove was sold by her in 1946 to Garnett Y. Clarke and wife who sold it to the Carbos in 1966. (22) (That house is now 1822 Frederick Road, somewhat Victorian in style, but amplified from a stone and stucco dwelling.)

The first owners of the smaller stone house after its separation from the Helfrich lot were Ruxton F. and Mabelle H. Patterson, who took title in 1949. (23) After becoming a widow, Mrs. Patterson sold in 1964 to Jacqueline B. Phillips and Rosemarie E. Bushman. (24) In 1974, Ms. Phillips became sole owner.

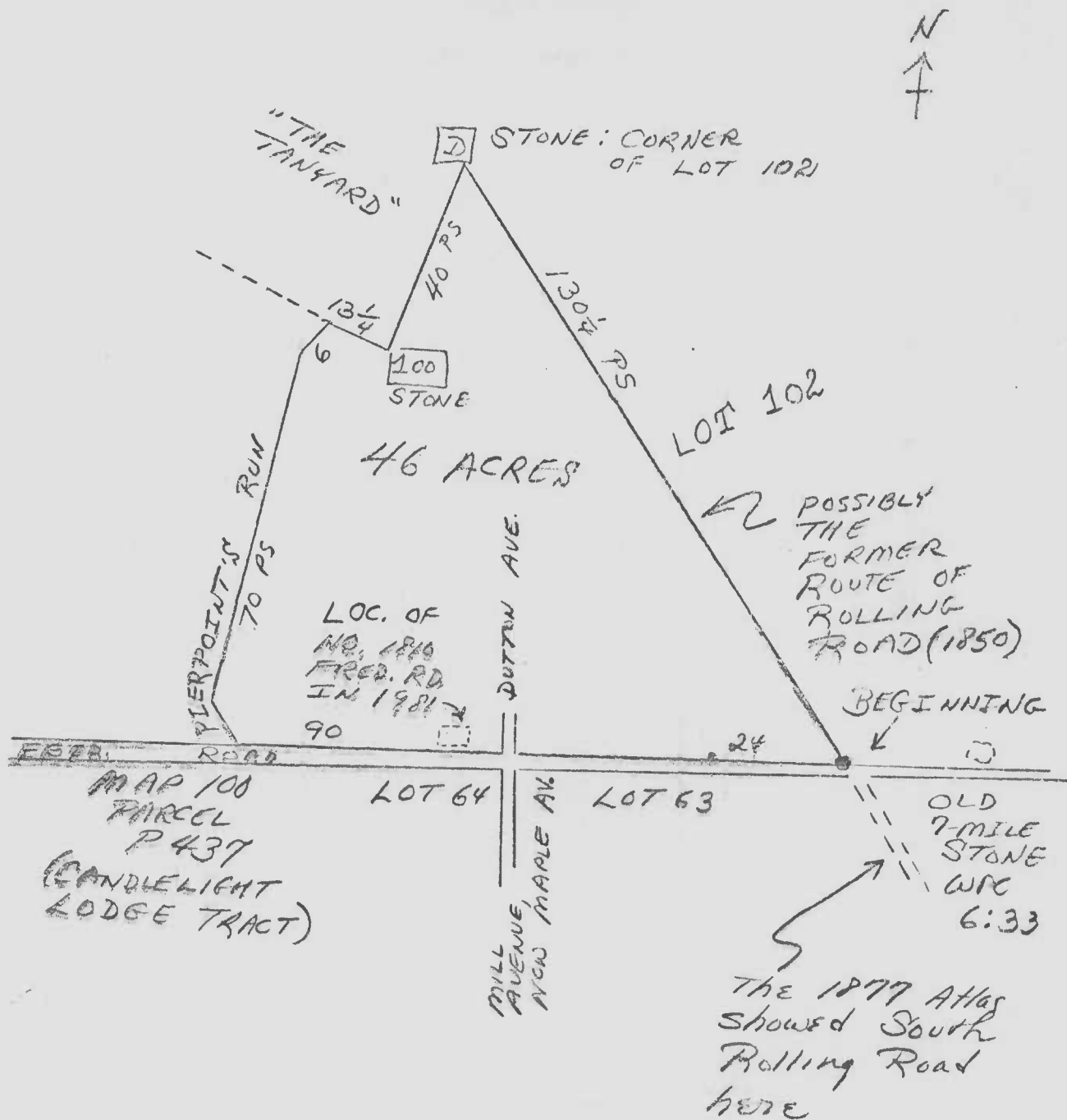
It was apparently the Helfrich family that repaired the house and added the shallow frame pavilion that provides a central entrance. The frame extension at the rear dates from the 1930s (although the tax records did not pick it up). The woods east of the house were acquired by Ms. Phillips and by her neighbor on Dutton Avenue to prevent construction of a gas station.

NOTES:

1. Assessment, Soldiers Delight and Patapsco Upper Hundreds, 1804 (Hall of Records, Annapolis, No. 8258 4-40-4).
2. Ed H. Parkison, Editor, Keidel's Colonial History of Catonsville (Catonsville, 1976), map, p. 169.
3. Baltimore City Deeds, WG 118:447.
4. Baltimore City Deeds, WG 132:62.
5. Assessor's Field Book, First District, 1818, f. 61 (Hall of Records, No. 8236 4-40-4).
6. Baltimore City Deeds, WG 182:244.
7. Baltimore City Deeds, WG 195:320.
8. Baltimore American, September 28, 1829, quoted in B. City Deeds, WG 210:469.
9. Baltimore City Deeds, WG 210:473.
10. B. City Deeds, TK 243:463.
11. Assessor's Field Book, First District 1818, f. 72.
12. Maryland Journal, Towson, October 18, 1873; January 16, 1875.
13. Baltimore County Deeds, WJR 3764:429.
14. Baltimore County Deeds, HMF 18:274; JWS 166:238. Maryland Journal, Towson, December 31, 1887.
15. B.C. Plat Books, WPC 6:33 (August 23, 1859).

NOTES contd.

16. B.C. Deeds, GHC 33:422.
17. B.C. Judicial Records, JWS 104:231, 232.
18. Baltimore Sun, October 23, 1885, p. 3.
19. B.C. Deeds, JWS 151:489.
20. Tax Ledger, District 1, 1911, f. 312.
21. Tax Ledger, District 1, 1918, A-Q, f. 360.
22. B.C. Deeds, RJS 1490:220.
23. B.C. Deeds, TBS 1748:31.
24. B.C. Deeds, RRG 4369:125.



The Peter House Tract,
DRAWN 1981 from
metes and bounds in
Deeds of 1811 and 1834

(BC Deeds WG 118: 477
TK 243: 463)

Advertised in B. American, SEPT. 20, 1829

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Baltimore City Deeds, WG 182:244.

Baltimore American, September 28, 1829.

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 0.217 acre

VERBAL BOUNDARY DESCRIPTION

Bounded on south by Frederick Road, on east by Dutton Avenue, on west by private street between 1810 Frederick Road and 1822 Frederick Road. Bounded on north by Parcel 314 (of Map 100), the Campbell J. Helfrich lot.

Map 100, Parcel P315.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	None	COUNTY	None
-------	------	--------	------

STATE	None	COUNTY	None
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

John W. McGrain, Sites Surveyor

ORGANIZATION

Baltimore County Office of Planning and Zoning

DATE

October 1981

STREET & NUMBER

401 Bosley Avenue

TELEPHONE

494-3521

CITY OR TOWN

Towson

STATE

Maryland 21204

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438